

FREEHOLD



Bungalow - Detached (EPC Rating: B)

100B PINEHURST ROAD, FERNDOWN,
DORSET, BH22 0AR
Price Guide

£485,000



3 Bedroom Bungalow - Detached located in Ferndown

SIMPSONS ESTATE AGENTS are truly delighted to bring to market this exceptionally light and bright modern detached bungalow positioned down a long private driveway with ample parking for a number of vehicles as well as a larger than average detached garage. The property was constructed circa 2021 and built to a very high standard with underfloor heating, utility storage cupboard, stunning open plan living area, modern boiler, Upvc windows and has a superb Energy Performance rating. It is located within a short level walk to the local parade of shops on Pinehurst Road, as well and to a selection of bus stops allowing easy access into West Moors and Ferndown, Verwood and Ringwood. The rear garden is of a generous size and is laid to Astro turf adding to the easy maintenance lifestyle that this wonderful home offers. The property offers an ideal area for dog walking to local and nearby woodland.

Entrance Hall

0'0" x 0'0"

On entering the property via a stylish composite front door with glass inlay, you are welcomed into a superb light and bright hallway with tiled flooring, smooth plastered walls and ceiling, storage cupboards and doors leading to the accommodation.

Kitchen/Diner/Living Room

15'9" x 29'6"

A set of double doors offer access into the stunning lounge area, with tiled flooring, under floor heating, smooth ceiling, plastered walls, large box bay window to the front aspect. The kitchen area is a true delight with granite worktops with a full selection of wall and floor mounted units in grey and contrasting black with a selection of integrated appliances, smooth ceiling, downlights, Upvc window to side aspect, French style doors offering access to the rear garden.

Bedroom 1

9'1" x 13'3"

A superb master bedroom with underfloor heating, smooth walls and ceiling, French style Upvc doors onto the rear garden, ample space for bedroom furniture.

En-Suite

0'0" x 0'0"

A very generous en-suite with a large shower cubicle, modern hand basin, low level WC, tiled splashback; tiled flooring with under floor heating, extractor fan, downlights, smooth plastered walls and ceiling.

Bedroom 2

8'10" x 10'7"

A light and bright double room with under floor heating, spaces for bedroom furniture, Upvc window to the front aspect.

Bedroom 3

6'11" x 7'6"

A nice bedroom currently used as a home office with underfloor heating, smooth plastered walls and ceiling, Upvc window to front aspect.

Bathroom

6'6" x 7'3"

A truly superb family bathroom with tiled flooring and underfloor heating, modern white suite, bath with a rainfall shower attachment, extractor fan, fully tiled splashback and half tiled walls, Upvc window to the rear aspect

Garage

9'10" x 19'8"

A larger than average garage with a manual up and over door, roof storage, power and lighting, Upvc door to the rear garden.

Outdoor Space

0'0" x 0'0"

The property is accessed via a long driveway from Pinehurst Road. It has a block paved section leading to the property and the detached garage; the front is laid to hard standing with a selection of flower beds and a gate offering access to the rear garden.

The rear garden is of a westerly aspect and is laid to Astro turf with a patio and decking area with mature flower beds, bordered with 6ft fencing and a garden shed.



Ground Floor

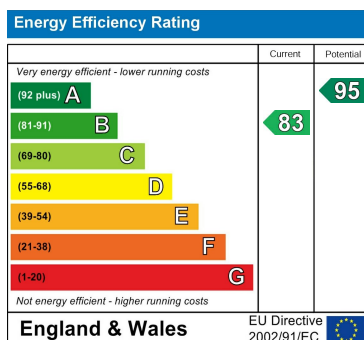


To be used as a guide only:
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



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